



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2013-02494-(5)

**HEARING DATE**

02/18/2015

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 072444

Environmental Assessment No. 201300207

# PROJECT SUMMARY

**OWNER / APPLICANT**

Joey and Janice Wilkins

**MAP/EXHIBIT DATE**

12/11/14

**PROJECT OVERVIEW**

A Tentative Tract Map to create one residential lot with 10 detached condominium units. The units would be accessed by private driveways from a new public cul-de-sac- an extension of Traymore Avenue. There will also be three guest parking spaces located on the site, as well as a gated pedestrian access to Barranca Avenue to the east. The applicant also requests a yard modification to permit a front-yard setback of 10 feet rather than the required 20 feet, a rear-yard setback of 5 feet rather than the required 15 feet, and a corner side-yard setback of 5 feet rather than the required 10 feet.

**LOCATION**

5755 North Barranca Avenue, Azusa (Covina Islands)

**ACCESS**

Traymore Avenue, Barranca Avenue (pedestrian only)

**ASSESSORS PARCEL NUMBER(S)**

8629-019-029

**SITE AREA**

1.67 gross (1.38 net) Acres

**GENERAL PLAN / LOCAL PLAN**

Countywide Land Use Plan

**ZONED DISTRICT**

Azusa-Glendora

**LAND USE DESIGNATION**

Low Density Residential (1-6 dwelling units/gross acre)

**ZONE**

R-A-6000 (Residential-Agricultural- 6,000-square-foot Minimum Required Lot Area)

**PROPOSED UNITS**

10 units (6 DU/AC)

**MAX DENSITY/UNITS**

10 units (6 DU/AC)

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Negative Declaration

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Consistency with Title 21 of the Los Angeles County Code and the Subdivision Map Act
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.1696 (Director's Review Burden of Proof Requirements)
  - 22.20.450 (R-A Zone Development Standards)

**CASE PLANNER:**

Tyler Montgomery

**PHONE NUMBER:**

(213) 974 - 6433

**E-MAIL ADDRESS:**

tmontgomery@planning.lacounty.gov